

Follow Up Flag:
Flag Status:

Follow up
Completed

Please see the Action Sheet.



Dear Mr Vick,

Further to your email confirmation below, I now attach the duly revised plans which we request are substituted for the submitted originals. The revised block plan shows the new siting of the 2 bungalows and the site layout plan showing the separation distance with the tree is now coloured. The floor plans and elevations of the 2 plots are also revised. The drawing issue sheet attached lists the plans withdrawn and the new substitute plans.

Also attached is a construction management plan and accompanying site set up plan. They are provided in anticipation that a standard pre commencement condition will be imposed requiring construction works are carried out in accordance with a management plan as agreed with the LPA. We thought it beneficial to provide these now so local residents are aware that the future management of contractors vehicles and working practices will be controlled as a matter of course.

Please advise when the plans have been re-advertised and when we might expect determination of the application.
Kind regards

Mr White,

Thanks for this – I have just spoken with Mark Warwick.

Based on the latest plan dated 22nd January the proposed dwelling is now outside the RPA and Mark would no longer object. I therefore suggest that you submit revised plans on this basis.

Today we have had many calls about work on the site by Tweedie Evans consulting Ltd. Are you able to advise what has been taking place so I can advise the concerned residents?

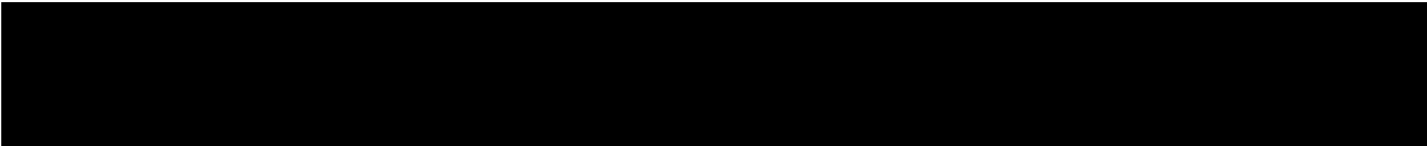
Daniel Vick



Visit Arun's web site at www.arun.gov.uk



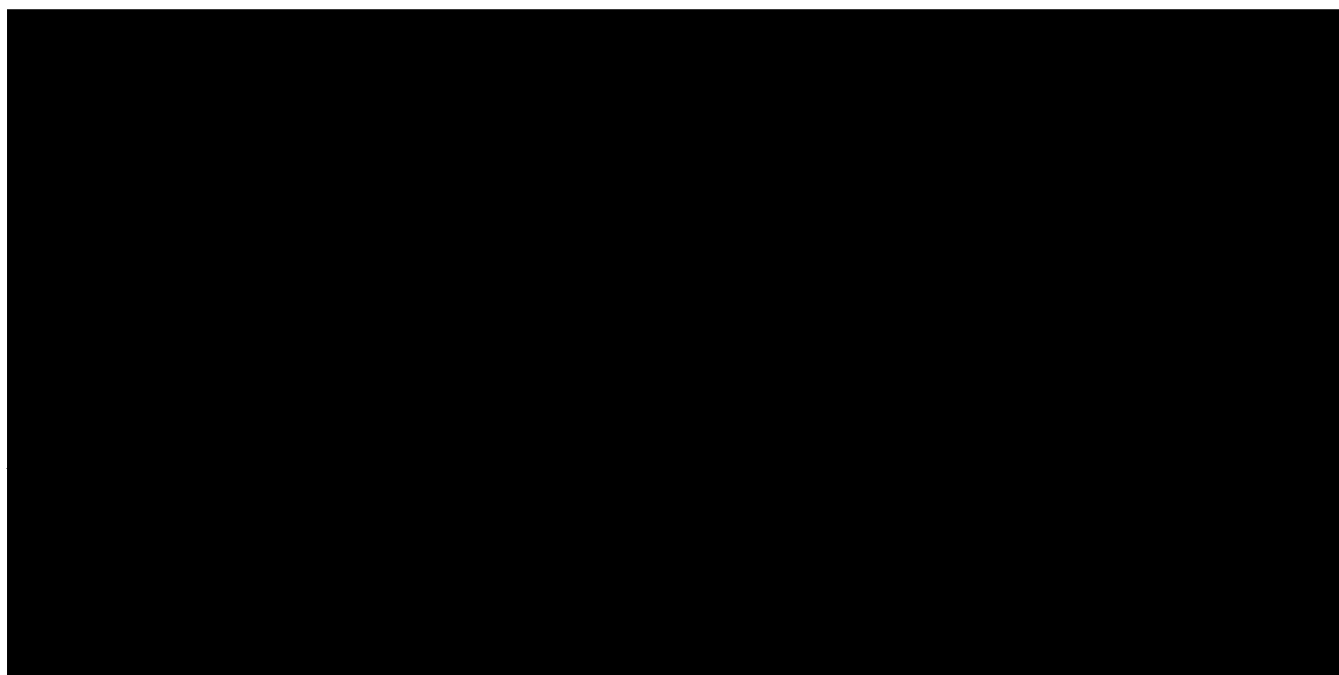
Save the environment - think before you print.



Dear Mr Vick,

As it has been some while since I first wrote to Maria T in my capacity as agent for this application on the 22 January and I haven't had a reply to my email of 30 Jan from you either (see attached emails) I was wondering when I might know if the revised plan I sent you all and copied to Mark Warwick is acceptable or not? Naturally we would like to formally substitute it so it can be re-advertised as soon as possible, because with the exception of the plot distance to the RPZ it seems there are no other planning issues to be consider.

Thanks in advance for any update,
Kind regards

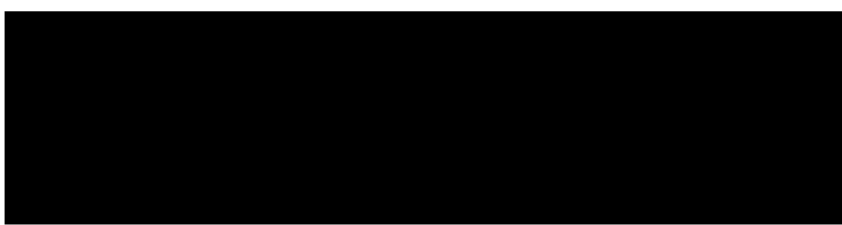


Mr Lack,

Thanks for the prompt response. Sorry you had to re-send.

I will update our records accordingly.

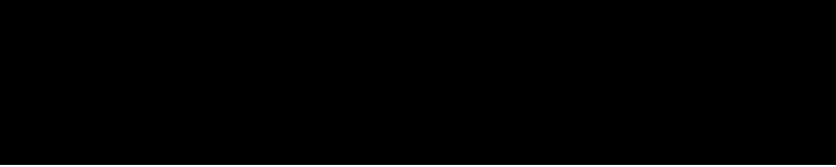
Daniel Vick



Dear Mr Vick

Please find below my previous e-mail to Maria Tomalova confirming that Smith Simmons & Partners replaced myself as the planning Agent on the above planning application.

Kind regards
Nicholas Lack
Studio Lack Ltd
01243 782686



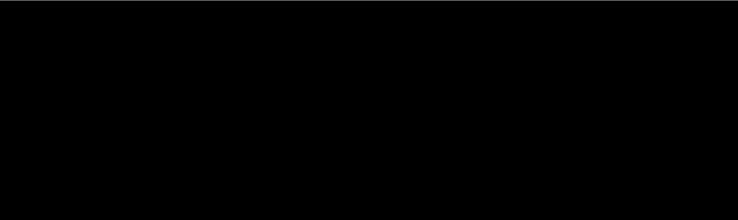
Dear Ms Tomalova

Please accept this e-mail as notification that Mr Paul White of Smith Simmons & Partners has been nominated by the applicant Seaward Properties Ltd to replace me as the planning agent on the above Planning Application forthwith, he will be in contact with you shortly.

Kind regards

Nicholas Lack

Studio Lack Ltd



Dear Mr Lack,

Thank you for your response.

I am afraid in this instance the confirmation of Croudace Homes is not sufficient.

Working in the planning environment you have to be aware that any changes or modifications should be approved by the Local Authority.

The development site 'Good Acres' has been approved under reference BN/13/14/ and under BN/25/14/DOC the condition 7 (Foul Water System) has been discharged: 'A gravity sewer will collect foul water and convey it to the proposed treatment plant south of the emergency access off Barn Rise.' accompanied by the drawings showing the plant on the site.

If the plant is not in the ground and the changes have been done without consent from the Local Authority, it would be considered as a breach of condition.

Therefore I still insist on the provision of the decision notice from the District Council approving the amended drawings.

Kind regards

Maria

Please provide me with:

Full details of the foul water drainage system constructed as an alternative to the sewage treatment plant that was originally proposed.

And the decision notice from the District Council confirming approval of such system.

After receiving the required information I will re-consult our engineers.

Kind regards

Maria

I am afraid the confirmation Croudace Homes is not enough

[REDACTED]

[REDACTED]

Dear Ms Tomalova

The applicant has further consulted with Croudace Homes who confirm that there are no tanks below the site, there is only the one foul sewer that is indicated on the site layout.

Kind regards

Nicholas Lack (Planning Agent)
Studio Lack Ltd

[REDACTED]

Dear Ms Tamalova

In response to your enquiry; the applicant has conferred with Croudace Homes who verify that apart from one foul sewer crossing the site, which we are proposing to divert, nothing else exists below the site to affect our proposed development.

What we think has happened in relation to Laura Gibbons comments, and one of the residents is that originally our application site was earmarked for a sewerage treatment plant but this was never constructed as it was found to be feasible to connect all the houses to the existing foul water sewerage system directly. Perhaps they are citing out of date drainage plans?

We trust that this answers your query and trust that Laura can be re-consulted.

Kind regards

Nicholas Lack (Planning Agent)
Studio Lack Ltd

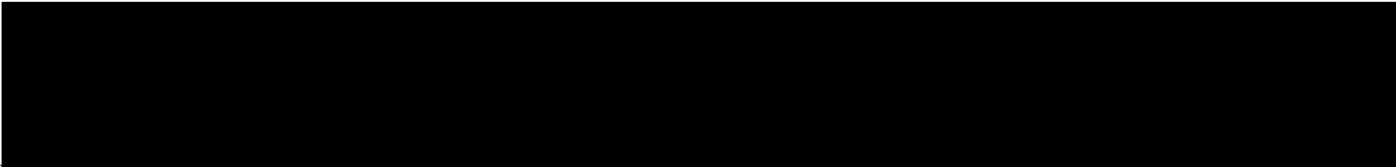


Dear Mr Lack,

Please see below the email of our Engineer.

Kind regards

Maria



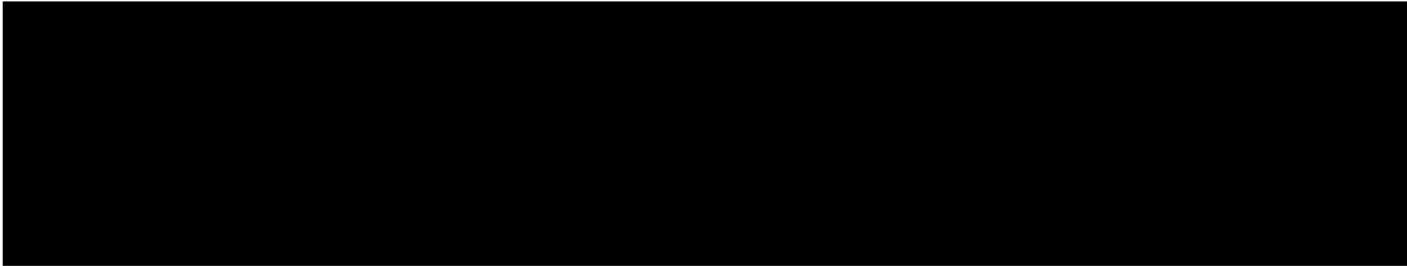
Engineers Comments Regarding Surface Water Drainage

It appears that the documents submitted in support of a discharge of conditions application (reference BN/25/14/DOC) for the wider site indicate that a foul water treatment plant is located in the area of the proposed development. Please can the applicant confirm if this is the case or not. Until such time as this confirmation is provided we object to the application.

Once this is confirmed, please re-consult me.

Regards,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)





To: Engineers (Drainage)

**NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Planning Permission**

APPLICATION NO: BN/66/19/PL

Registered: 15th August
2019

Site Address: Land off Canal Mews Barnham PO22 0AB

Grid Reference: 496310 104502

Description of Works: Erection of 3 No dwellings.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 19-SEP-19.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Maria Tomalova who can be contacted on telephone number 01903 737510.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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